

Attachment 2

FAIRFAX COUNTY AFFORDABLE DWELLING UNIT (ADU) PROGRAM ADDENDUM TO SCHEDULE OF ADU PROTOTYPES AND COST ALLOWANCES

ADU PRICE ADJUSTMENTS (Effective Date: November 15, 2007)

<u>BATHROOM ADJUSTMENTS</u>	<u>COST</u>
Add Full Bath	\$815
Rough-in Only	\$566
Add 1/2 Bath	\$651
Rough-in Only	\$407

<u>END UNIT ADJUSTMENTS</u>	<u>COST</u>
One Bedroom - One Bath	\$839
All Others	\$1140

GREAT HOUSE ADJUSTMENT (Design Guidelines)

To receive a 5 or 10 percent adjustment for this construction type, the ADUs must conform to the following design guidelines.

Multi-Family or Condominium Great House (5 % credit)

A single architecturally unified building with three or more units under condominium ownership on a single recorded site that is designed to resemble a large single family detached dwelling. To qualify, the building must contain, at least one garage or carport and at least one or more of the following features: an exterior chimney structure, gables, dormers, bay windows, shutters, pilasters, treatments to windows and doors and other features typical of a single family detached house. The structure can be no more than three stories or forty feet in height, as defined in the Zoning Ordinance, with the third story designed as an integrated pitched roof, whether or not the third floor is for occupancy, and no stairways or other common elements, excepting a single common entrance and mechanical equipment, can show on the exterior. No upper limit is placed on the number of units such a building may contain, however, it shall be designed such that no one lateral dimension is greater than twice its overall height. The cost of basement space, if any, will apportioned evenly among the units. Credit will be given for façade upgrades taken as a whole and apportioned evenly among

units, except that if the building contains non-ADUs a proportionate share of the qualifying façade upgrade costs will be deducted from the credit.

Townhouse or Multiplex Great House (5% credit)

A single architecturally unified building with three or more attached units under fee simple ownership, each on individually recorded lots, that is designed to resemble a single family detached dwelling. To qualify, the building must contain at least one garage or carport and at least one or more of the following features: an exterior chimney structure, gables, dormers, bay windows, shutters, pilasters, treatments to windows and doors and other features typical of a single family detached house. The structure can be no more than three stories or forty feet in height, as defined in the Zoning Ordinance, with the third story designed as an integrated pitched roof, whether or not the third floor is for occupancy.

Notwithstanding the varied setback requirement for row housing in the Zoning Ordinance, the effect of this requirement should be minimized to the extent this detracts from the unified character of the overall building. Each dwelling unit must have a separate entrance, but no more than two such entrances can be visible from any one side of the building. No upper limit is placed on the number of units such a building may contain, however, it shall be designed such that no one lateral dimension is greater than twice its overall height. Basement space, if any, will be priced the same as for townhouse units. Credit will be given for façade upgrades taken as a whole and apportioned evenly among units, except that if the building contains non-ADUs a proportionate share of the qualifying façade upgrade costs will be deducted from the credit.

Duplex or Semi-Detached Great House (10% credit)

A single architecturally unified building with no more than two dwelling units under fee simple ownership joined on one side of each unit by a common party wall and located on individually recorded lots that is designed to resemble a single family detached dwelling. To qualify, the building must contain at least one garage or carport and at least one or more of the following features: an exterior chimney structure, gables, dormers, bay windows, shutters, pilasters, treatments to windows and doors and other features typical of a single family detached house. The structure can be no more than three stories or forty feet in height, as defined in the Zoning Ordinance, with the third story designed as an integrated pitched roof, whether or not the third floor is for occupancy. Each dwelling unit must have a separate entrance, but no more than one such entrance can be visible from any one side of the building. Basement space, if any, will be priced the same as for townhouse units. Credit will be given for façade upgrades taken as a whole and apportioned evenly among units, except that if the building contains non-ADUs a proportionate share of the qualifying façade upgrade costs will be deducted from the credit.